

Norman Forward  
Griffin Park  
Ad Hoc Advisory Group  
May 17, 2017

The Norman Forward Griffin Park Ad Hoc Advisory Group of the City of Norman, Cleveland County, State of Oklahoma, met in the Conference Room on the 17th day of May, 2017 at 3:00 p.m. and notice and agenda of the meeting were posted at 201 West Gray Street, 48 hours prior to the beginning of the meeting.

ITEM 1, being:

ROLL CALL

Present: Chairman Dillingham and Members Fuentes, Gillis, and Laffoon

Absent: Member Woodfin and Ex-Officio Anil Gollaholli

Tardy: Ex-Officio Salmond

City Officials

Present: Terry Floyd, Development Coordinator  
Jud Foster, Director of Parks and Recreation  
Matt Hendren, Parks Superintendent  
Leslie Tabor, ADG Consultants  
Karla Chapman, Administrative Technician IV

---

ITEM 2, being:

APPROVAL OF THE AGENDA

Member Gillis made the motion and Member Laffoon seconded to approve the agenda. The vote was taken with the following results:

YEAH: Chairman Dillingham and Members Fuentes, Gillis, and Laffoon,

NAY: None

---

ITEM 3, being:

APPROVAL OF THE MAY 11, 2017 MEETING MINUTES

Member Fuentes made the motion and Member Gillis seconded to approve the minutes. The vote was taken with the following results:

YEAH: Chairman Dillingham and Members Fuentes, Gillis, and Laffoon,

NAY: None

---

Ex-Officio Salmond arrived at 3:25 p.m.

---

## **Norman Forward Griffin Park Ad Hoc Advisory Group**

**Page 2 of 3**

**May 17, 2017**

ITEM 4, being:

### **DISCUSSION OF PRIORITIES, PHASING AND BUDGET**

Jim Crosby, with Planning Design Group (PDG) said PDG was requested to get Phase I to the \$9.3 million budget and bring forward a rendering of the items that are included in Phase I. He said there was not much adjustment to the master plan except for drop-off improvements. He said the drop-off area was reconfigured and parking was altered to widen and make the drop-off area a circle in/out space.

Jim said once the budget is determined, PDG will have two (2) primary exhibits; the first exhibit will reflect the complete Griffin Park Master Plan showing all the amenities including the indoor facility which will include current funding plus any future phasing to complete the plan and the next exhibit will reflect what is only included in Phase I of the Griffin Park Master Plan.

Ryan Eshelman said with GSB Architecture said the Indoor Facility was removed from Phase I because a basic ventilated building the cost was \$3.5 million.

Geoff Evans, with Planning Design Group (PDG) said 300 parking spaces were eliminated and a 60 foot parking bay along Robinson Street could also be eliminated changing the total number of parking spaces to 1,442 for 22 fields. Ex-Officio Salmond asked whether the drainage infrastructure would be built for future expansion and Geoff said yes. Geoff said the estimated cost for lighting is estimated from \$125,000 to \$150,000 per field (includes infrastructure to transformer to the light fixture). Ex-officio Salmond asked the infrastructure cost for lighting, i.e., pipe, electric wire, etc., and Jim Crosby said he did not know the breakdown at this time; however, that figure will be known during the designing process. Geoff said different fields will have different lighting costs and/or infrastructure costs, i.e., different runs, different conduit sizes, etc.

Ex-officio Salmond felt it would be a disservice to the community to have a new facility complex constructed and not consider/allow future electric sizing and/or additional infrastructures. Geoff said infrastructure/conduit will be included if the budget allows; however, he did not want to include the infrastructure only to have the contractors tear and remove it during Phase II or III of the construction. Jim said a line item for miscellaneous electric, above and beyond the lighting, is included in the budget.

Geoff said about 20,000 square feet (100,000 square feet still in master plan) of concrete paving and sidewalks were removed from Phase I saving \$100,000. He said boxes/inlets were removed from the parking lot saving \$50,000; however, the infrastructure sized and design (storm sewer for future parking) will be in place.

Jim said the revised concept removed six (6) shade structures in various plaza areas located east and west of the proposed indoor facility and he said the overall master plan phasing includes 16 shade structures total. Geoff said playground structures were reduced from \$150,000 to \$100,000; however, since the Indoor Facility was removed a large concession/restroom building to include a referee area was added. He said the concession/restroom building will cost approximately \$400,000 each.

Jim said the Committee requested bumping the field lighting up from six to eight fields; however, the budget is now at \$10.3 million and need to save more money somewhere. Member Laffoon suggested bumping the field lighting back to six. Ex-officio Salmond asked how many of the fields would be sodded versus sprigged and Geoff said it will be split fifty/fifty. Geoff said sprigging a field will save a lot more money but they will need to be done in the right order to continue play. Ex-officio Salmond asked about sodding a Premier Field and Jim felt that sod would be preferred.

Member Laffoon asked whether a space for officials could be installed near the office building. Member Gillis felt the current maintenance facility building by the silo could be repurposed for official/referee space in Phase I and Member Laffoon said buildings are preferred for officials/referees; however, tents have been utilized at some events and/or tournaments he has attended.

## Norman Forward Griffin Park Ad Hoc Advisory Group

Page 3 of 3

May 17, 2017

Member Gillis asked about the irrigation numbers and Geoff said the irrigation has already been reduced from \$650,000 to \$550,000. Member Laffoon felt if the second concession stand was removed it would save approximately \$100,000 and he felt only one concession would be necessary since food trucks will utilize an area in the complex. Chairman Dillingham asked if concession stands are used for funding raising (soccer) and Member Laffoon said no.

Member Gillis asked whether it is too early to cut utilities and Jim said the parking lot storm sewer costs can be taken down from \$600,000 to \$550,000. Jim said it could possibly go lower depending on whether new infrastructure can be tied into existing infrastructure.

Ryan said the budget is now at approximately \$8,474,454.

---

ITEM 5 being:

### MISCELLANEOUS DISCUSSION

Jud Foster asked PDG Staff whether they would be able to present the Griffin Park Master Plan at the Park Board meeting scheduled on June 1<sup>st</sup>; a City Council Conference scheduled on June 13; and City Council meeting scheduled on June 13<sup>th</sup> or 26<sup>th</sup> for consideration of approval and Jim said yes.

Geoff reminded the Committee the overall Griffin Park Master Plan is \$17 million and the condensed Phase 1 of the master plan is \$9.3 million. Jud said the presentations should reflect budget numbers for both the overall Griffin Park Master Plan as well as Phase I of the Griffin Park Master Plan. Chairman Dillingham agreed and said more transparency regarding the budget numbers is best.

Jim asked if the presentations should illustrate which fields are for public use and Member Gillis said anyone can use the fields/facility by contacting Norman Youth Soccer Association (NYSA) to see what fields are available. Chairman Dillingham said a clear simple message should be conveyed that there will always be fields for public use and Jud agreed. Jud said NYSA currently has a contract with the City of Norman and will continue to manage the fields in the Griffin Park Master Plan in the same manner.

---

ITEM 6, being:

### ADJOURNMENT

Member Laffoon made the motion and Member Gillis seconded to adjourn the meeting. The vote was taken with the following results:

YEAH: Chairman Dillingham and Members Fuentes, Gillis, Laffoon, and Ex-Officio Salmond

NAY: None

Passed and approved this \_\_\_\_\_ of \_\_\_\_\_ 2017.

---

Carol Dillingham, Chairperson